Occidental
MANAGEMENT

## FOR LEASE

# NORTHROCK 6 OFFICES

8111 E. 32ND ST. N. | Wichita, KS

*Northeast Wichita Location*

56,414 SF AVAILABLE • 5 SPACES • $22.00/SF • FULL SERVICE

**Scan QR to view property on website**

Occidental Management, Inc.
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | occmgmt.com | 316.262.3331

CLASS A OFFICE BUILDING

PROPERTY OVERVIEW

# Three-Story Building, Class A Offices

## *Located on the North Rock Rd. Retail Corridor*

The Northrock 6 Offices are located in the high-income, high-growth area of North Rock Rd. in the northeast portion of Wichita, KS. The property is accessible from the controlled intersection of 32nd St. and Rock Rd. Located south of the K-96 expressway, which averages 80,000 cars per day, the Northrock 6 Offices are easily reached from all of Wichita.

The large atrium creates an airy and bright entrance to an already inviting office setting. Whether your business is big or small, we have options to suit your needs. The building provides unlimited versatility for move-in ready or renovated space.

## AVAILABLE SPACE

**Suite 100** | 2,719 SF
**Suite 103** | 12,059 SF
**Suite 105** | 3,832 SF
**Suite 203** | 10,989 SF
**Suite 300** | 26,815 SF
**Lease Rate** | $22.00 / SF
**Lease Type** | Full Service

SURROUNDING AERIAL VIEW OF PROPERTY

## BUSINESSES NEARBY

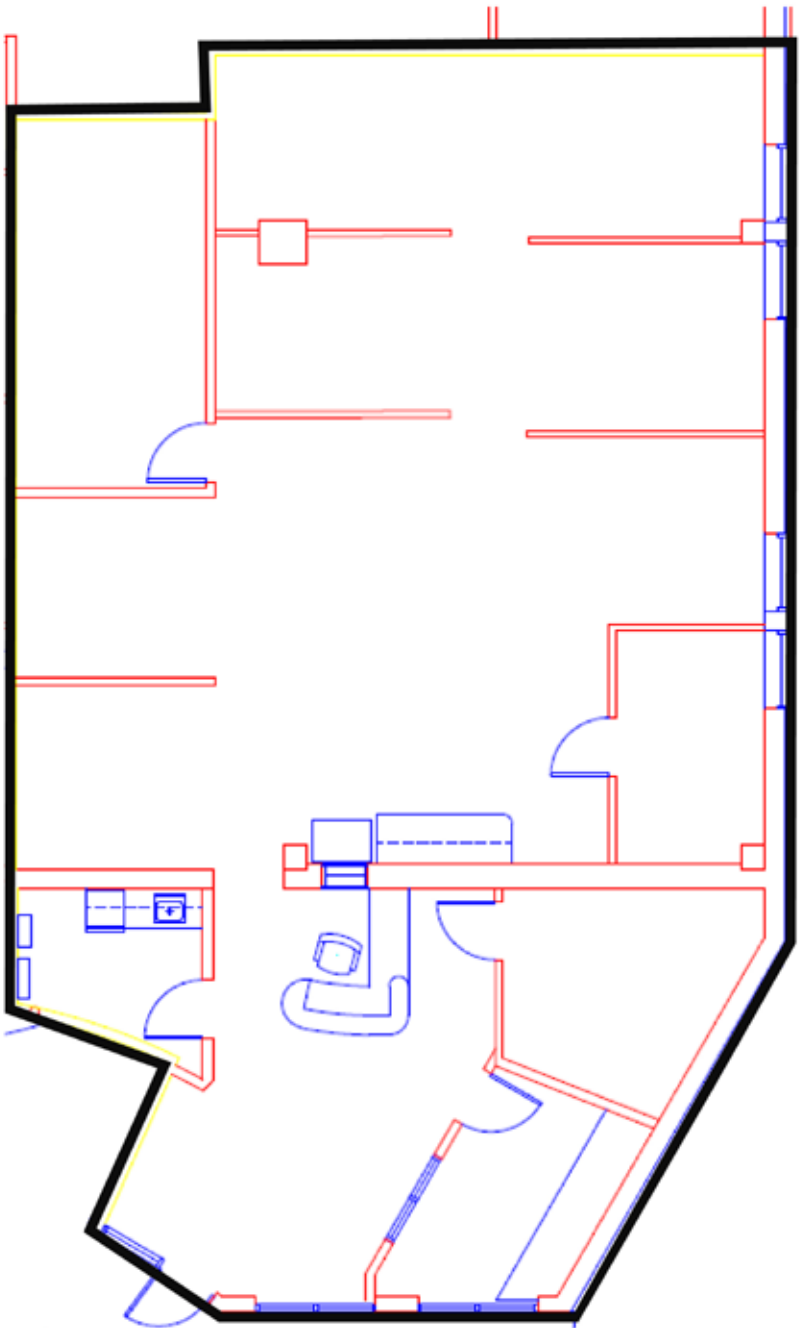
Cypress Medical Park, AMC Theater, Walmart Super Center, Kohl's, Sam's Club, and Bradley Fair Shopping Center

## LOCATION DEMOGRAPHICS

| LOCAL POPULATION | |
|---|---|
| MILE 1 | 8,200 |
| MILE 3 | 47,421 |
| MILE 5 | 110,846 |

| HOUSEHOLD INCOME | |
|---|---|
| MILE 1 | $106,867 |
| MILE 3 | $124,641 |
| MILE 5 | $116,628 |

| MEDIAN AGE | |
|---|---|
| MILE 1 | 36 |
| MILE 3 | 37 |
| MILE 5 | 36 |



## FLOOR DETAILS

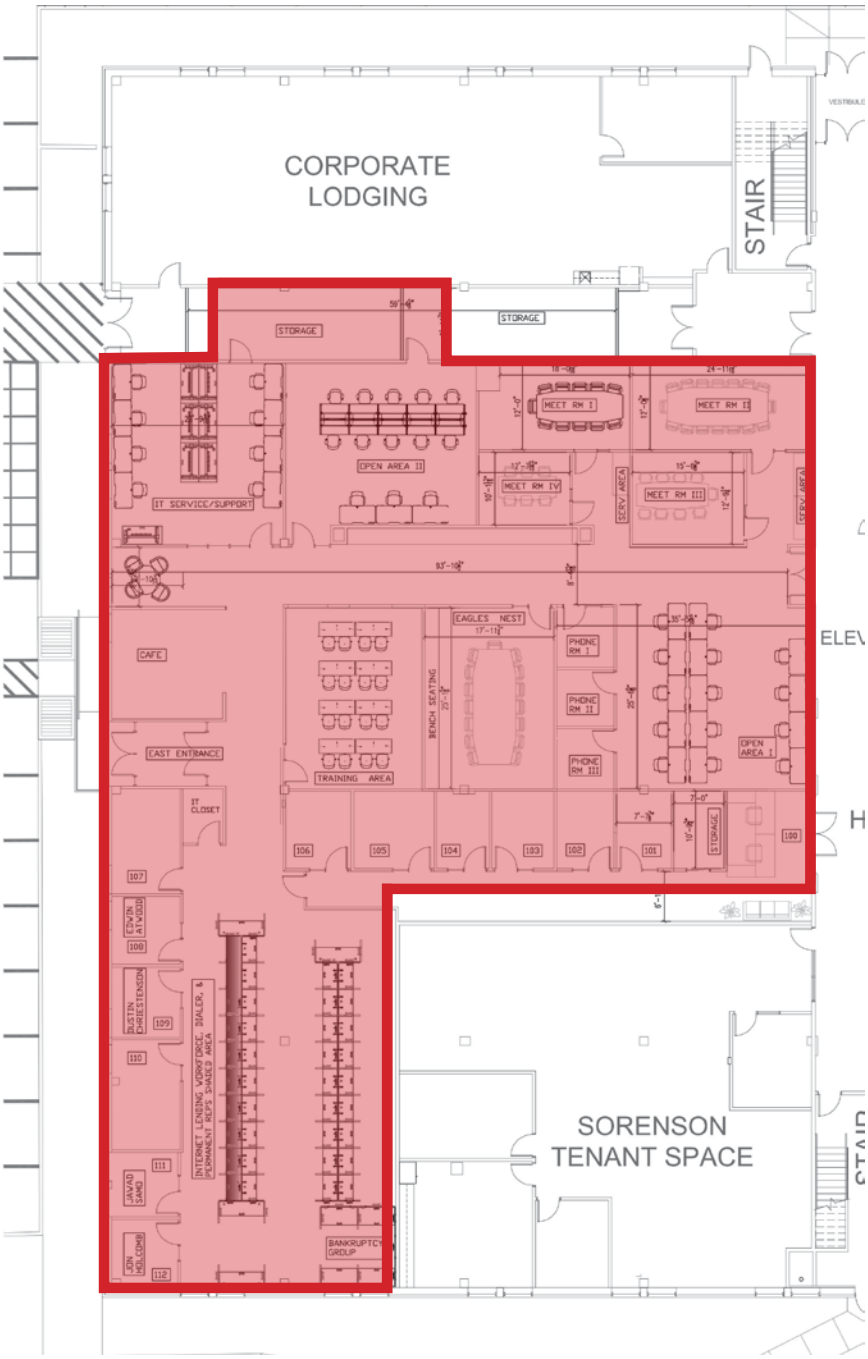
2,719 SF • Suite 100 • $22.00 / SF • Full Service

RECEPTION AREA

TRAINING ROOM

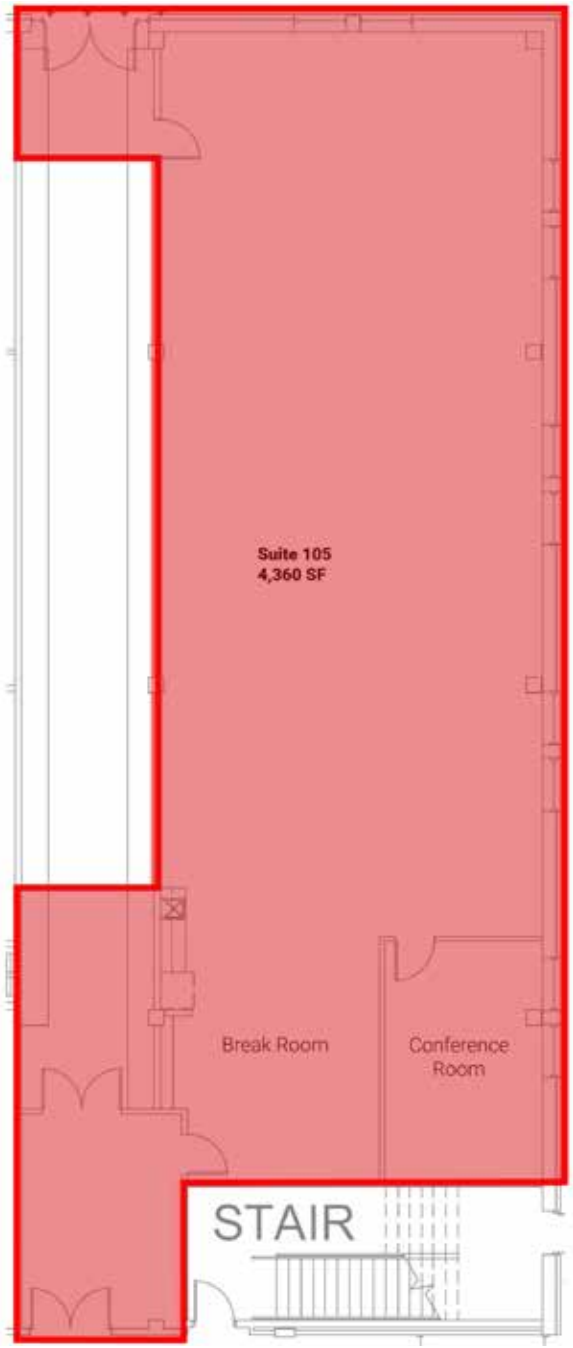
# FLOOR PLANS





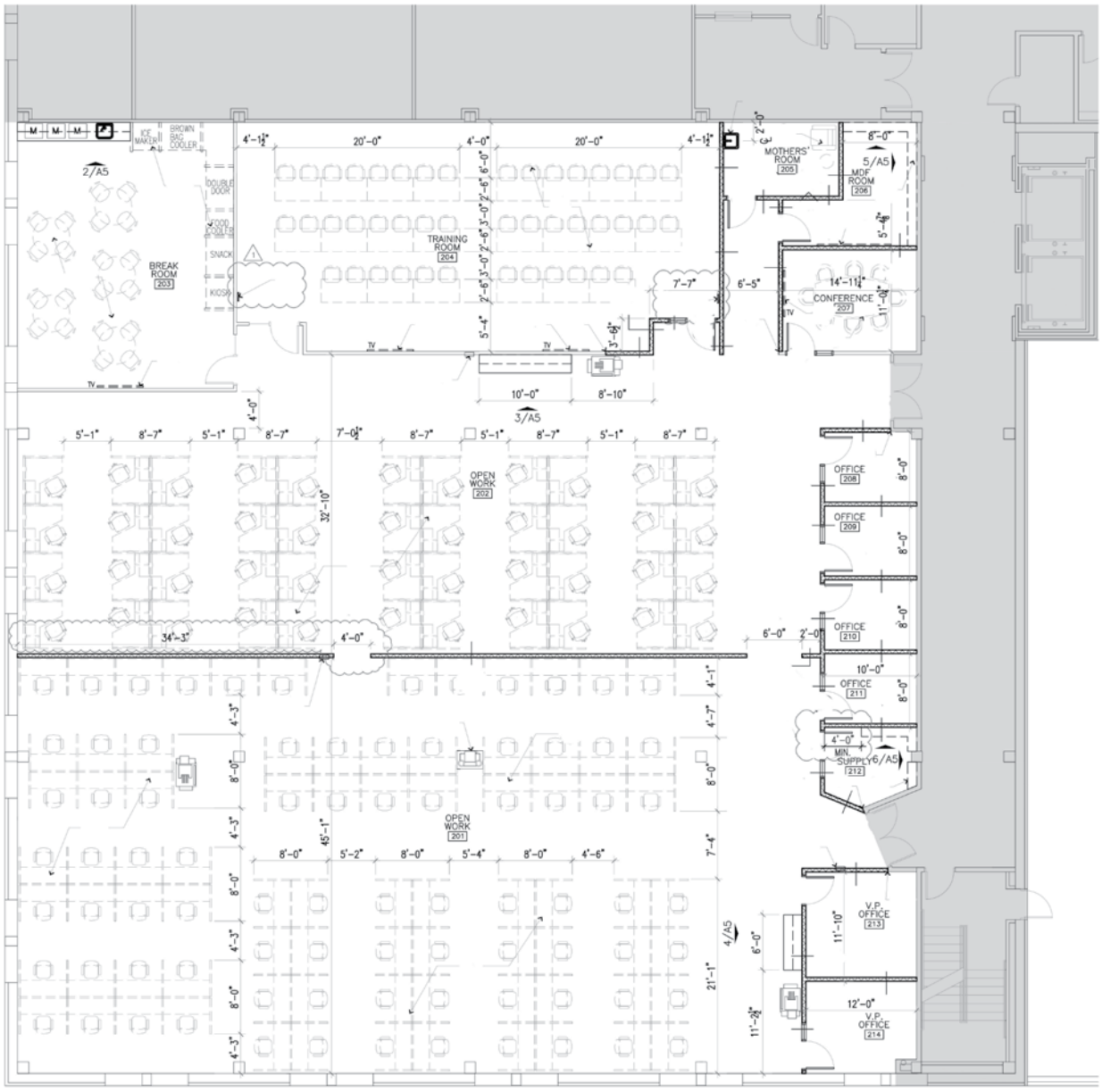

## FLOOR DETAILS

12,059 SF • Suite 103 • $22.00 / SF




## FLOOR DETAILS

3,832 SF • Suite 105 • $22.00 / SF




## FLOOR DETAILS

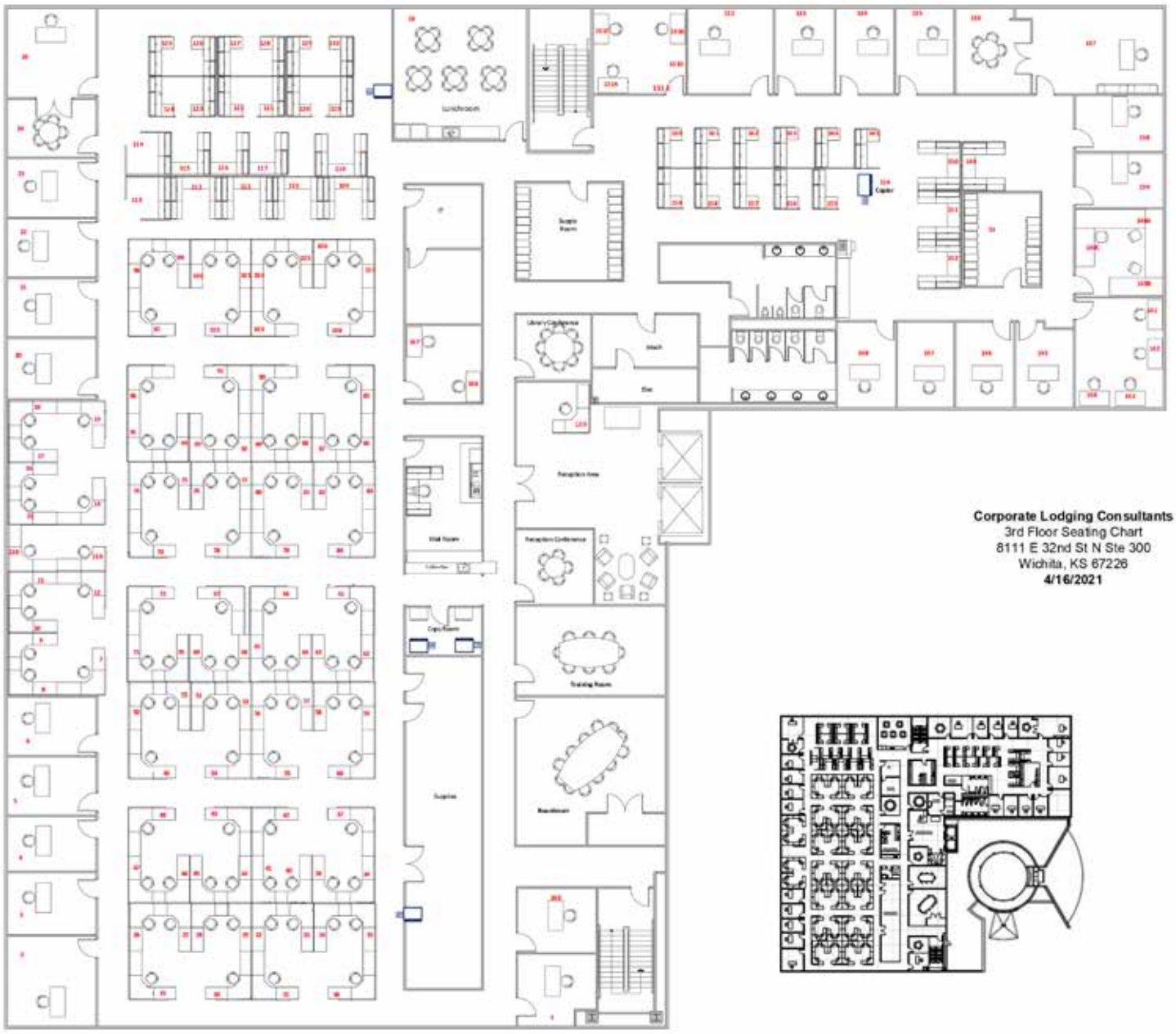
10,989 SF • Suite 203 • $22.00 / SF

SIMPLY BETTER

CLC LODGING
CLC LODGING

# FLOOR PLANS

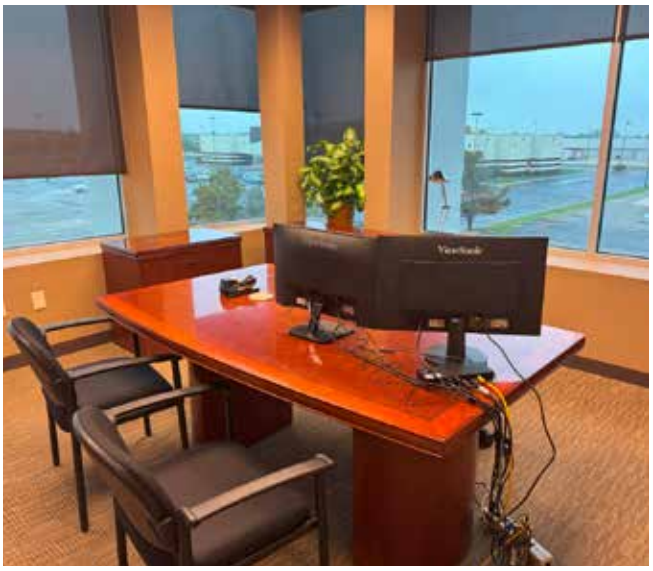
THIRD LEVEL - SUITE 300




## FLOOR DETAILS

26,815 SF • Suite 300 • $22.00 / SF

EXIT



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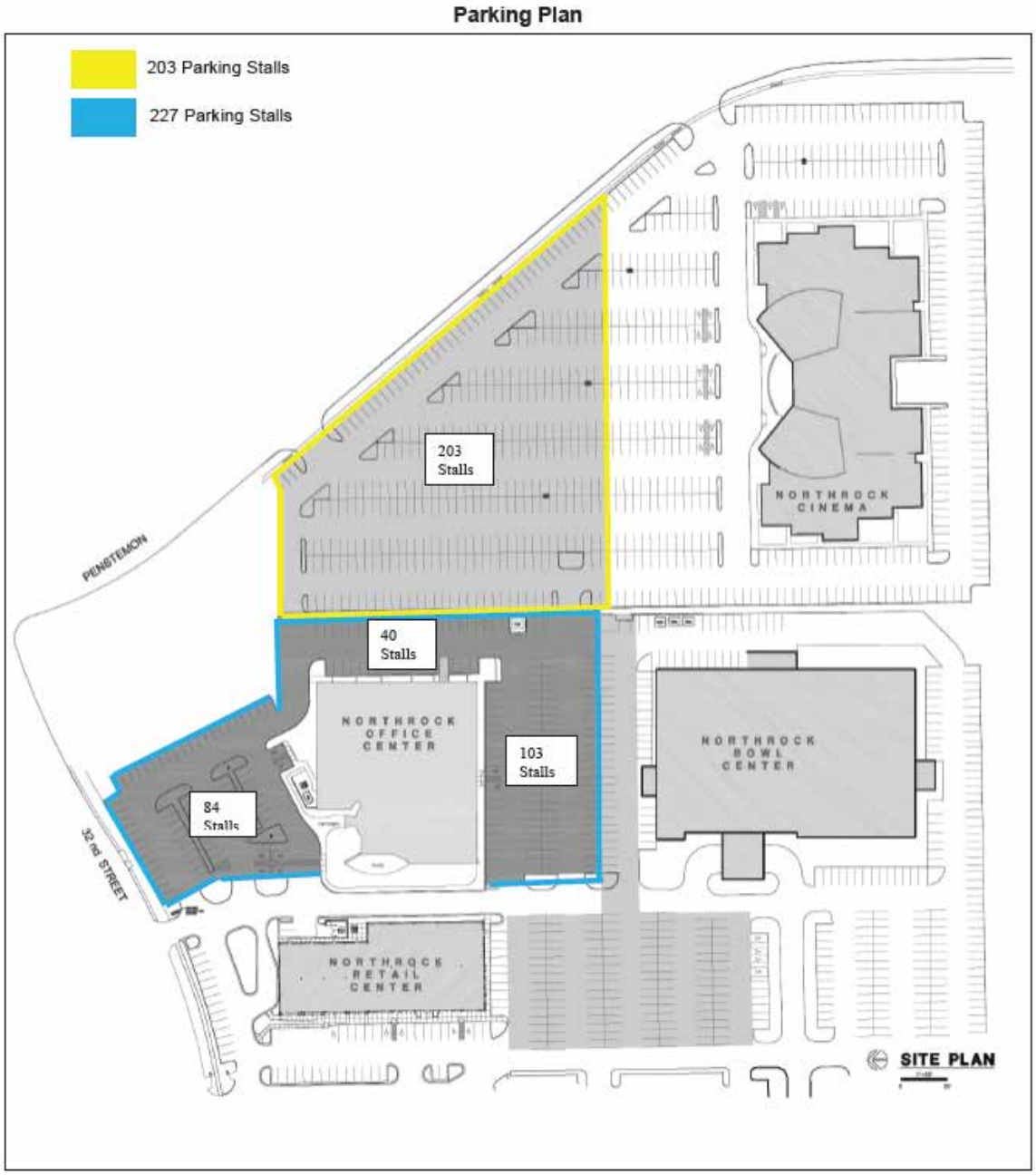
# PARKING MAP




## PARKING LOT DETAILS

Property Details

## Real Estate Brokerage Relationships

*Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.*

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent,** either seller's agent or buyer's agent, is responsible for performing the following duties:
- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:
- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:
- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

| | |
|---|---|
| | **Occidental Management, Inc.** |
| Licensee | Real estate company name approved by the commission |
| **Gary Oborny** | |
| Supervising/branch broker | Buyer Seller Acknowledgement (not required) |

*Approved by the Kansas Real Estate Commision on Oct. 10, 2017*